

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Meikle Street, Galashiels, TD1 1LN

Guide Price £260,000



A charming and characterful three-bedroom semi-detached property, 3 Meikle Street offers generous accommodation, original period features and a wonderfully homely feel. The ground floor comprises a welcoming porch and entrance hall, a living room with a log burner, a versatile sitting room, utility room, dining area and a well-appointed kitchen/diner. The kitchen is a particular highlight of the home, with the warmth and character of a traditional country kitchen. It is a lovely space that naturally forms the heart of the house, with views and access towards the garden. Upstairs, there are three good-sized bedrooms, together with a study/single bedroom and a shower room. The flexible layout provides a number of options to suit different needs, with the sitting room on the ground floor also offering the potential to be used as an additional bedroom if required. The property retains many attractive original features, including decorative corncicing, original internal doors and beautiful stained glass to the porch door, adding character and charm throughout. Outside, the rear garden provides a pleasant private space to enjoy, with a small patio area leading onto a section of lawn. There is also on-street parking available. Overall, 3 Meikle Street is a spacious and versatile family home, combining period character with practical living accommodation and a warm, welcoming atmosphere.



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Ground Floor:
Porch
Entrance Hall
Lounge
Sitting Room
Utility Room
Dining Area
Dining Kitchen

First Floor:
Three Double Bedrooms
Bedroom/Study
Shower Room

Gas Central Heating
Double Glazing

Front & Rear Gardens
On-Street Parking



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, gas and electricity. Gas central heating & Double glazing.

EPC

D

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



3 Meikle Street, Galashiels

Approximate Gross Internal Area = 137.84 sq m / 1484 sq ft

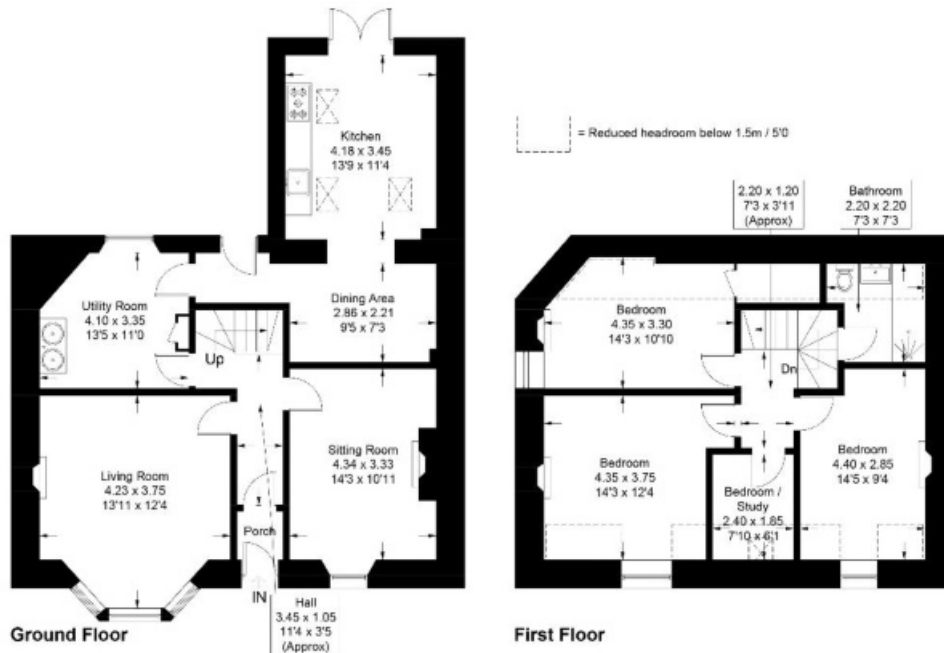


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339341)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.